

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Revenue Department - AP Rajiv Swagruha Corporation Ltd., Hyderabad – Request for according permission to make payments back ended i.e., at the end of the project period and to mutate the land in favour of APRSCL in revenue record – Reports obtained from the Spl. C. S & Chief Commissioner of Land Administration, Hyderabad – Necessary orders – Issued.

REVENUE (ASSIGNMENT –I) DEPARTMENT

G.O.Ms.No. 1508

Date: 20-07-2011

Read the following :

- 1) From the CMD, APRSCL, Hyderabad D.O.Lr.No.2377/RSP/ Lands/ 2007, dt.04.08.2009.
- 2) From the CCLA, Hyderabad B4/ 1097, Dated 15-12-2009 and 12-03-2010,
- 3) Govt.Memo.No.38557/ Assn.I(1)/2009, Dated 19-04-2010.
- 4) From the CCLA, Hyderabad Letter No. BB1 / 564/2010, Dt. 22.04.2010.
- 5) From the CCLA, Hyderabad Letter No .B4/1097/07,Dt.25.5.2010.
- 6) From the MD., APRSCL, DO. Letter No.2377/RSP/Lands/ 07, Dt. 06-09-2010.& 28-01-2011.
- 7) From the Spl.CS & CCLA, Hyderabad Lr.No.Spl.BB1/1097/ 2007, Dated 10-02-2011.
- 8) Govt.Letter.No.38557/Assn.I(1)/2009,Dated:15-03-2011 addressed to the MD., APRSCL, Hyderabad.
- 9) From the Spl.CS & CCLA, Hyderabad Lr.No.Spl.BB1/1097/ 2007, Dated 26-03-2011.

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In the reference first read above, the Chairman & MD., AP Rajiv Swagruha Corporation Ltd., Hyderabad has submitted that Government in GO M.No.8, Housing (HB.II) Dept., Dated 17-03-2007 have sanctioned an affordable housing programme for the moderate income group in the State at a cost of 25% less than the prevailing market value on similar specifications, and it was also ordered that in Municipalities independent houses while in Municipal Corporations flats are ordered to be constructed. These houses are proposed to be taken up on Government lands wherever available. The scheme is demand driven and self financed and there is no financial support from the Government. She has further submitted that the Government lands are being alienated in favour of APRSCL on the recommendations of the Empowered Committee on payment of land value. The Collectors are requesting payment of land value for mutation. And as long as payments are pending, land is shown as liability in the balance sheet. She has further submitted that during the review meetings held by the Hon'ble C.M., on 31.7.2008, 24.09-2008, and also on 07-07-2009 the issue of making back ended payment was discussed and it was decided to permit APRSCL to pay the value of the land towards the end of the project period as money from the allottees comes in installments over the period of construction as there is no budgetary support from the Government for the scheme and this will facilitate the AP Rajiv Swagruha Corporation Ltd. balance sheet to show lands as asset, which will help in raising bank loans.

2. In the light of the above, she has requested to issue necessary orders permitting APRSCL to make payments back ended i.e., at the end of the project period and to mutate the land in favour of APRSCL in Revenue Records.

3. The Spl. C. S & Chief Commissioner of Land Administration, Hyderabad was to examine the request of the APRSCL and submit the guidelines for taking further course of action.

4. The Spl. C. S & Chief Commissioner of Land Administration, Hyderabad in his letter dated 10-02-2011 while discussing the facts of the case, has reported that this issue was discussed at length in Hon'ble Chief Minister's review meeting held on 03-07-2009 and 21-10-2010. In both meetings, it was agreed that the Government will issue an order agreeing to accept Back Ended Payment of the cost of land from APRSCL. It was further reported that a Committee was constituted consisting of (1) the Special Commissioner (2) the Managing Director, APRSCL (3) Secretary to CCLA (4) Chief Engineer, APRSCL. The Committee in its report submitted that the payment of land cost will start after 3½ years from the start of the project and entire cost will be paid immediately after the sale of all flats of the projects. The construction period of the projects is ranging from 3 to 6 years, and these projects are being implemented in three

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to four phases. Therefore, it is justified to agree to receive payment of the land cost after 3½ Years from the inception of the Project in installments, phase wise. Since there are number of projects across the State, the payment will spread on this basis, because money will be received by the APRSCL only at the end of the Project from allottees when all units are sold out. In this background, the Spl. C. S & Chief Commissioner of Land Administration, Hyderabad has recommended to agree for the payment of land value alienated in favour of APRSCL at the end of the Project as suggested by the Committee.

5. The Spl. C. S & Chief Commissioner of Land Administration, Hyderabad in his further report dated: 26.03.2011 has reported that the back ended payment of the land value to Government over and above the ex-gratia payment to assignees by the APRSCL is recommended. The said payment will start after 3½ Years from the date of commencement of the project, since all the projects are being taken up in phased manner. Therefore, it has been proposed that the payment will spread over in ten installments, each payable in six months starting from the 3½ years on wards. First (3) three installments will be @ 5% each fetching Government 15% of the total cost in one and half year time. Next (4) four installments will be @ of 10% each and will give balance 40% of the cost in (2) two years. Thus in 3½ years 55% of the land cost will be paid, the remaining 45% will be payable in 8th, 9th and 10th installments @ 15% each.:

SL.No.	No. of Installments	Duration	Rate of Installment	Amount of land value
1.	1, 2 & 3	6 months	@5%	15%
2.	4, 5, 6 & 7	"	@10%	40%
3.	8, 9 & 10	"	@15%	45%
Total:				100%

6. In view of the above, the Spl. C. S & Chief Commissioner of Land Administration, Hyderabad has requested the Government to incorporate the above in the earlier proposals of the Spl. C. S & Chief Commissioner of Land Administration, Hyderabad dated: 10.02.2011 and issue necessary orders.

7. Government after careful examination of the matter, hereby accord permission to the Managing Director, AP Rajiv Swagruha Corporation Ltd., Hyderabad for the payment of land value alienated in favour of AP Rajiv Swagruha Corporation Ltd., at the end of the Housing Scheme Project to Government as suggested by the Committee in ten installments each payable in 6 months duration starting from 3½ years onwards from the date of commencement of the project, as detailed / mentioned above.

8. The Spl. C. S & Chief Commissioner of Land Administration, Hyderabad shall take necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ANIL CHANNDRA PUNETHA
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Managing Director,. AP. Rajiv Swagruha Corporation Ltd.,
Hyderabad.

The Spl. C. S & Chief Commissioner of Land Administration, Hyderabad.

All the District Collectors in the State.

All the Assignments Sections in Revenue Department.

Copy to the :

Spl.CS, Housing Department.

Law Department.

PS to Prl.Secy., to Revenue.

PS to Spl.CS to C.M.

OSD to Minister for Revenue.

Finance (Exp. Revenue) Dept.

Accountant General of Andhra Pradesh.

Stock-file.

//FORWARDED :: BY ORDER //

SECTION OFFICER